075.0	0001	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	973,000 / 973,000
					USE VALUE:	973,000 / 973,000
					ASSESSED:	973,000 / 973,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PARKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEWITZ ANDREAS--ETAL
Owner 2:	ROGERS LILLA J
Owner 3:	
Street 1:	6 PARKER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .249 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Clapboard Exterior and 2972 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10867.000	433,700	17,100	522,200	973,000
Total Card	0.249	433,700	17,100	522,200	973,000
Total Parcel	0.249	433,700	17,100	522,200	973,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.39 /Parcel: 327.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	47201
GIS Ref	
GIS Ref	
Insp Date	10/29/18

!6244!

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0001-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	433,700	17100	10,867.	522,200	973,000		Year end	12/23/2021
2021	101	FV	418,100	17100	10,867.	522,200	957,400		Year End Roll	12/10/2020
2020	101	FV	418,000	17100	10,867.	522,200	957,300	957,300	Year End Roll	12/18/2019
2019	101	FV	326,900	0	10,867.	522,200	849,100	849,100	Year End Roll	1/3/2019
2018	101	FV	326,900	0	10,867.	447,600	774,500	774,500	Year End Roll	12/20/2017
2017	101	FV	326,900	0	10,867.	417,800	744,700	744,700	Year End Roll	1/3/2017
2016	101	FV	326,900	0	10,867.	358,100	685,000	685,000	Year End	1/4/2016
2015	101	FV	325,300	0	10,867.	320,800	646,100	646,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:34:16

LAST REV

Date	Time
10/25/19	11:24:08
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6244

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURNER DOUGLAS	23107-564		4/26/1993		355,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2018	1034	Pool Hou	132,000					add Pool House
8/27/2015	1226	Alterati	13,740		8/27/2015			Rebuild new wlakwa

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2019	Permit Visit	DGM	D Mann
10/29/2018	Meas/Inspect	BS	Barbara S
2/13/2009	Meas/Inspect	372	PATRIOT
12/1/1999	Inspected	264	PATRIOT
10/21/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47201
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10867		Sq. Ft.	Site		0	70.	0.69	4									522,206						522,200	

Total AC/HA:	0.24947	Total SF/SM:	10867	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	522,206	Spl Credit		Total:	522,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	SALMON		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.11666667
Const Adj.:	1.00500000
Adj $ / SQ:	112.225
Other Features:	115542
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532787
Depreciation:	99098
Depreciated Total:	433688

COMMENTS

OF=WHIRLPOOL IN 3/4BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9		BRs:	4		Baths:	2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

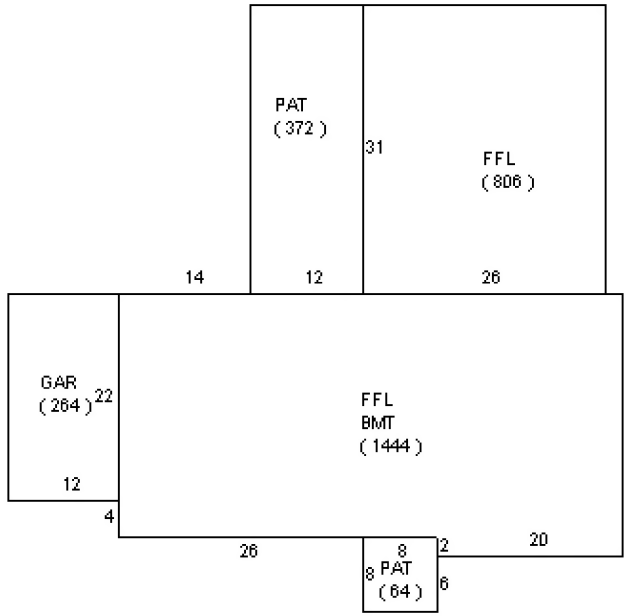
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	135.79
Special Features:	0	Val/Su Net:	98.70
Final Total:	433700	Val/Su SzAd	192.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,250	112.220	252,506
BMT	Basement	1,444	44.610	64,416
PAT	Patio	436	3.130	1,363
GAR	Garage	264	24.590	6,492

Net Sketched Area:	4,394			Total:	324,777
Size Ad	2250	Gross Area	4394	FinArea	2972

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0001-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	5X13	A	AV	2018	6.00	T	5	101			400			400
2	Frame Shed	D	Y	1	8X16	A	AV	2018	0.00	T	1	101						
43	Barn/Qrts	D	Y	1	18X22	VG	VG	2019	42.63	T	1	101			16,700			16,700

More:	N	Total Yard Items:	17,100	Total Special Featues:	
				Total:	17,100